

**PLANNING AND ZONING COMMISSION
OCTOBER 28, 2014
MINUTES**

Present: Paula Johnson, Chairwoman, Charles Kraiza, Mark Lockwood, Stephen Royer, James Sansone and Linda Spevacek.

The meeting opened at 7:03 p.m.

Public session: There was no public comment.

Minutes:

The minutes of September 23, 2014 were reviewed.

ON A MOTION by Linda Spevacek, seconded by Mark Lockwood, the Commission voted to approve the minutes of September 23, 2014. All approved. Charles Kraiza and Stephen Royer abstained.

Public Hearing:

Member Linda Spevacek read the public notice regarding the public hearing on an amendment to the Zoning Regulations, Section 9 concerning earth excavation, filling, grading, hauling and other issues and activities associated with the modification and disturbance of the ground. The amendment is applicable to all properties within the Town of Granby, File Z-11-14. The hearing opened at 7:05 p.m. Fran reported that an Earth Excavation and Removal Subcommittee was formed in December 2013 to review Section 9 of the Zoning Regulations and to propose changes. The Committee members included Eric Lukingbeal, James Sansone, Doug Marshall, Christine Chinni, Jason LaChance, Bill Sleavin and Kevin Clark. In August 2014, the Subcommittee filed a report which included the proposed amendment to Section 9 that is the subject of this public hearing. Fran provided an overview of the proposed changes for the Commission. He noted that the proposal was sent to the Capitol Region Council of Governments, who responded that they found no apparent conflict with regional plans and policies or the concerns of neighboring towns. A member of the public, Robert Levandowski, 34 Peck Orchard Road, expressed his thoughts and concerns on the overall proposal. Mr. Levandowski presented photos of the Peck Orchard Road activity. He presented the Commission members with a 25 page booklet of comments, recommendations and suggested changes. Chris Levandowski noted that she completely supported Robert Levandowski's concerns. She also commented on the Peck Orchard Road activity and her concerns for the impact on the wildlife and wetlands. There were no further public comments. The public hearing closed at 7:32 p.m. The file includes the letter from CRCOG and the written materials from R. Levandowski.

Receive Applications: No new applications were received.

Staff Reports and Correspondence:

Fran reported on the progress of the new pavilion at Holcomb Farm and the parking area. He noted that the town is working to establish an operation policy for this facility. He also noted that the original historic state marker which was removed from Cooley Road many years ago will soon be replaced. The broken marker is now at the Historical Society Building. Fran commented on the Floydville Road traffic light, center sidewalks, open space fund releases and Clemons Spring security agreement.

Commission discussion of items of interest or concern:

Jim Sansone inquired about the progress, if any, for the approved medical building on Hartford Avenue and the construction for the Mill Pond Drive apartments.

Mark Lockwood inquired about the proposed storage building and activities related to the Small Town Septic application, 566 Salmon Brook Street.

The Commission held a discussion concerning the proposed amendment to the Zoning Regulation, Section 9, File Z-11-14. The consensus of the Commission was to continue the discussion at the next meeting to allow all Commission members time to review the proposal and the comments provided at the public hearing.

The meeting adjourned at 7:56 p.m.

Respectfully submitted,

Dorcus S. Forsyth
Recording Secretary